

PROPOSED AMENDMENTS BY SPECIAL GROUP OCCUPANCY WORK GROUP

SECTION 403 HIGH-RISE BUILDINGS

403.1 Applicability. The provisions of this section shall apply to new and existing buildings having occupied floors located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Purpose/Rationale:

(N) This amendment was added to clarify there should be two separate requirements for the existing and new buildings. The IBC provisions for high-rise buildings apply to all “buildings” without distinguishing between the existing and new buildings. CBC distinguishes between the existing and new buildings by adding the statutory amendments, CBC Section 403.1.1, 403.1.3 and 403.11.

This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

Exception: The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.
2. Open parking garages in accordance with Section 406.3.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special industrial occupancies in accordance with Section 503.1.2.
5. Buildings with an occupancy in Group H-1, H-2 or H-3 in accordance with Section 415.
6. Hospitals as defined in Section 1250 of the Health and Safety Code.
7. Buildings such as power plants, lookout towers, steeples, grain houses and similar structures with non continuous human occupancy, when so determined by the enforcing agency.
8. Buildings used exclusively for jails and prisons.

Purpose/Rationale:

(SFM) These exceptions need to be added to IBC since they are addressed by the model code.

403.1.1 New building shall mean a high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

403.1.1.1 The provisions of Sections 403.2 through 403.14 shall apply to every new high-rise buildings.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.1.2 Existing building means a high-rise structure, the construction of which is commenced or completed prior to July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Actual construction of such buildings shall commence on or before January 1, 1976, unless all provisions for new buildings have been met.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.1.2.1 The provisions of Sections 403.15 through 403.29 shall apply to the existing high-rise building of any type of construction.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.1.2.2 For the purpose of this section, Fire Department building access shall mean an exterior door opening conforming to all of the following:

Suitable and available for fire department use.

Located not more than 2 feet (610 mm) above the adjacent ground level.

Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.

Designed to permit penetration through the use of fire department forcible-entry tools and equipment unless other approved arrangements have been made with the fire authority having jurisdiction.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

NOTE: It is the intent of this section that, in determining the level from which the highest occupied floor is to be measured, the enforcing agency should exercise reasonable judgment, including consideration of overall accessibility to the building by fire department personnel and vehicular equipment. When a building is situated on sloping terrain and there is building access on more than one level, the enforcing agency may select the level which provides the most logical and adequate fire department access.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

[F] 403.2 Automatic sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2. and a water-flow device shall be provided for each floor.

Purpose/Rationale:

(SFM) The proposed code does not require the installation of a water-flow device at each floor of a high rise building. These water-flow devices should be required for the following reasons: 1) Identification of precisely where the fire floor is located 2) Specific fire floor occupant notification that will lead to more effective and efficient evacuation of the floors intended to be evacuated. 3) Better facilitate the deployment of emergency personnel and equipment to the affected floors. 4) Allows for staged evacuation rather than total evacuation which may impede or delay responding emergency personnel.

Exception: An automatic sprinkler system shall not be required in spaces or areas of:

1. Open parking garages in accordance with Section 406.3.
2. Telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907.2 and are separated from the remainder of the building with fire barriers consisting of 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

403.3 Reduction in fire-resistance rating. The fire-resistance-rating reductions listed in Sections 403.3.1 and 403.3.2 shall be allowed in buildings that have sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor.

403.3.1 Type of construction. The following reductions in the minimum construction type allowed in Table 601 shall be allowed for other than the Structural Frame as provided in Section 403.3:

Purpose/Rationale:

(SFM) The proposed code allows for less restrictive construction types for all building elements in high rise buildings when automatic fire sprinklers are present than were previously allowed in California.

This section has been modified to restrict the decrease in the fire resistive construction of the Structural Frame of the buildings for three important reasons: 1) the level of risk due to seismic activity is higher in California; 2) questionable reliability of the fire protection system during seismic activity; 3) the quantity and capability of emergency response resources is based on the infrastructure and building design that has existed in California for decades.

1. Type IA construction shall be allowed to be reduced to Type 1B.

2. In other than Groups F-1, M and S-1, Type IB construction shall be allowed to be reduced to Type IIA.
3. The height and area limitations of the reduced construction type shall be allowed to be the same as for the original construction type.

403.3.2 Shaft enclosures. The required fire-resistance rating of the fire barrier walls enclosing vertical shafts, other than exit enclosures and elevator hoistway enclosures, shall be reduced to 1 hour where automatic sprinklers are installed within the shafts at the top and at alternate floor levels.

403.4 Emergency escape and rescue. Emergency escape and rescue openings required by Section 1025 are not required.

[F] 403.5 Automatic fire detection. Smoke detection shall be provided in accordance with Section 907.2.12.1.

Smoke Control. *A smoke-control system meeting the requirements of Section 909 shall be provided.*

Purpose/Rationale:

(N) The proposed code amendment requires a smoke control system for high-rise buildings. A mechanical smoke control system in a high-rise building will limit the spread of smoke from the zone of fire origin to provide a tenable environment for evacuation/relocation of building occupants to an area outside the zone of origin. Additionally, a mechanical smoke control system provides the local fire department with a method to mop-up the smoke from the buildings. The current and previous model code (prior to 1994) in California required an approved smoke control system in high-rise buildings. Pre-1994 model code required the building mechanical system to exhaust the smoke directly to outside for those buildings that were protected by an approved automatic sprinkler system. This fire protection features has become instrumental for many local fire departments which rely on using the system after a fire incident in a high-rise building to assist in removal of smoke.

Without smoke control system in high-rise buildings, local fire departments and fire districts will have to increase staffing levels, readjust their mutual aid response, and develop new strategies and tactics for dealing with the smoke generation in a building. And it is likely that fire losses due to smoke damage will increase in high-rise buildings.

[F] 403.6 Emergency voice/alarm communication systems. An emergency voice/alarm communication system shall be provided in accordance with Section 907.2.12.2.

[F] 403.7 Fire department communications system. A two-way fire department communications system shall be provided for fire department use in accordance with Section 907.2.12.3.

[F] 403.8 Fire command. A fire command center complying with Section 911 shall be provided in a location approved by the fire department.

403.9 Elevators. Elevator operation and installation shall be in accordance with Chapter 30 and following:

Elevator lobby shall be provided in accordance with Section 707.14.1.

Purpose/Rationale:

(N) The proposed code amendment requires the elevator lobbies to separate elevator hoistway openings in high rise buildings from the rest of the building.

This amendment will provide: 1) additional smoke and fire barrier between the elevators hoistway and the remainder of the building; 2) potentially use as area of refuge; 3) potentially use as staging area for fire fighters.

403.10 Standby power. A standby power system complying with Section 2702 shall be provided for standby power loads specified in Section 403.10.2.

403.10.1 Special requirements for standby power systems. If the standby system is a generator set inside a building, the system shall be located in a separate room enclosed with 2-hour fire-resistance-rated fire barrier assemblies. System supervision with manual start and transfer features shall be provided at the fire command center.

Note to SFM: We wish to bring the following issue to the attention of the Core Group for consideration. CBC Section 403.8.0 standby power requires a minimum fuel supply duration of not less than 6 hours or 8 hours for fire pumps for the California SFM. However, there are no specified minimums in IBC Section 403.10.1. But IBC Section 403.10.0 references IBC Section 2702 which in turn references NFPA 110. IBC Chapter 35 indicates that the 2002 edition of NFPA 110 is applicable. NFPA 110 requires standby power systems (Level 1 EPSS) in seismic risk areas to have a minimum operation time of 96 hours without refueling. Seismic risk areas are designated as Zones 3 and 4 of the UBC which basically covers all of California. So the IBC is actually more restrictive than the CBC. However, we recommend that the 2005 Edition of NFPA 110 be adopted since it has been updated to specify Seismic Design Categories C, D, E, and F as determined by ASCE 7 which is consistent with the 2006 IBC.

403.10.2 Standby power loads. The following are classified as standby power loads:

1. Power and lighting for the fire command center required by Section 403.8;
2. Electrically powered fire pumps;
3. Ventilation and automatic fire detection equipment for smoke proof enclosures.

Standby power shall be provided for elevators in accordance with Section 3003.

403.11 Emergency power systems. An emergency power system complying with Section 2702 shall be provided for emergency power loads specified in Section 403.11.1.

403.11.1 Emergency power loads. The following are classified as emergency power loads:

1. Exit signs and means of egress illumination required by Chapter 10;
2. Elevator car lighting;
3. Emergency voice/alarm communications systems;
4. Automatic fire detection systems; and
5. Fire alarm systems.

403.12 Stairway door operation. Stairway doors other than the exit discharge doors shall be permitted to be locked from stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center.

Upon failure of electrical power, the locking mechanisms shall be retracted to the unlocked position.

Purpose/Rationale:

(SFM) The proposed code amendment requires "Upon failure of electrical power, the locking mechanisms shall be retracted to the unlocked position."

This amendment will provide a means of being able to leave a stairwell if the stairwell is compromised during a power interruption, for example, during a seismic event. This will provide an alternate escape route to the core area of the building which may lead to an alternate stairwell or provide a location for occupants to wait for responding emergency personnel. In the event of power interruption, having all stairwell door locking mechanisms retracted to the unlocked position will aid the emergency personnel in having rapid access to all floors of the building for operations such as search and rescue.

Without this amendment, a seismic event which compromises the stairwell could result in occupants being trapped in exit stairwells without the ability to access alternate escape routes, thus relying on responding emergency personnel to provide rescue from their location. This scenario will place an unnecessary burden on emergency resources that could be assigned to other critical operations at the emergency scene.

403.12.1 Stairway communications systems. A telephone or other two-way communications system connected to an approved constantly attended station shall be provided at not less than every fifth floor in each required stairway where the doors to the stairway are locked.

403.13 Smoke proof exit enclosures. Every required stairway serving floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with Section 909.20 and 1019.1.8.

403.14 Seismic considerations. For seismic considerations, see Chapter 16.

403.15 Existing High-rise Buildings

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.15.1 Scope and definition. *The provisions of Sections 403.15.1 through 403.29 shall apply to every existing high-rise building of any type of construction or occupancy having floors (as measured from the top of the floor surface) used for human occupancy located more than 75 feet (22 860 mm) above the lowest floor level having building access— designed to permit penetration through the use of fire department forcible entry tools and equipment unless other approved arrangements have been made with the enforcing agency having jurisdiction.*

403.15.2 Compliance data. *Except as may be otherwise specified, existing high-rise buildings shall conform to the applicable requirements of these regulations by April 26, 1979.*

EXCEPTION: *The period of compliance may be extended upon showing of good cause for such extension if a systematic and progressive plan of correction is submitted to, and approved by, the enforcing agency. Such extension shall not exceed two years from the date of approval of such plan. Any plan of correction submitted pursuant to this exception shall be submitted and approved on or before April 26, 1979.*

403.15.3 Continued use. *Existing high-rise buildings may have their use continued if they conform, or are made to conform, to the intent of the provisions of Sections 403.16 through 403.29 to provide for the safety of the occupants of the high-rise buildings and persons involved in fire-suppression activities.*

403.15.4 Alternate protection. *Alternate means of egress, fire-resistive area separations, smoke barriers, automatic fire detection or fire-extinguishing systems, or other fire-protection devices, equipment or installations may be approved by the enforcing agency to provide reasonable and adequate life safety as intended by Sections 403.16 through 403.29 for existing high-rise buildings.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.16 General.

403.16.1 Basic provisions. *The provisions outlined in Sections 403.16 through 403.29 are applicable to every existing high-rise building.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.17 Construction.

403.17.1 Minimum construction. Existing wood lath and plaster, existing 1/2-inch (12.7mm) gypsum wallboard, existing installations of 1/2-inch-thick (12.7 mm) wired glass which are or are rendered inoperative and fixed in a closed position, or other existing materials having similar fire-resistive capabilities shall be acceptable. All such assemblies shall be in good repair, free of any condition which would diminish their original fire-resistive characteristics.

Where 13/4-inch (44.5 mm) solid-bonded wood-core doors are specified in these regulations for existing high-rise buildings, new or existing 13/8-inch (34.9 mm) doors shall be acceptable where existing framing will not accommodate a 13/4-inch (44.5 mm) door.

NOTE: It is the intent of this provision that existing wood frames may have their use continued.

403.17.2 New construction. All new construction shall be composed of materials and assemblies of materials conforming to the fire-resistive provisions of these regulations. In no case shall enclosure walls be required to be of more than one-hour fire-resistive construction.

EXCEPTION: When approved by the enforcing agency, materials specified in Section 403.17.1 may be used for new construction when necessary to maintain continuity of design and measurement of existing construction.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.18 Exits

403.18.1 General. Every floor from an existing high-rise building shall have access to two separate means of egress, one of which, when approved by the enforcing agency, may be an existing exterior fire escape.

New installations of smoke-proof enclosures shall not be required.

NOTE: In determining the adequacy of exits and their design, Chapter 10 may be used as a guide. It is the intent of this section that every existing high-rise building need not mandatorily conform or be made to conform with the requirements for new high-rise buildings. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

403.18.2 Fire escapes. An existing fire escape in good structural condition may be acceptable as one of the required means of egress from each floor. Access to such fire escapes may be by any one of the following:

Through a room between the corridor and the fire escape if the door to the room is operable from the corridor side without the use of any key, special knowledge or effort.

By a door operable to a fire escape from the interior without the use of any key, special knowledge or effort.

By a window operable from the interior. Such window shall have a minimum dimension of 29 inches (737mm) when open. The sill shall not be more than 30 inches (762 mm) above the floor and landing.

403.18.3 Protection of exterior openings. When an existing fire escape is accepted as one of the required means of egress, openings onto the fire escape landing and openings within 5 feet (1524 mm) horizontally of the landing shall be protected in a manner acceptable to the enforcing agency. (See Section 403.15.)

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.18.4 Locking of stairway doors. When exit doors from corridors to exit stairways are locked to prohibit access from the stairway side, conformance with Section 403.9 shall be provided or, in lieu thereof, master keys which will unlock all such doors from the stairway side shall be provided in such numbers and locations as approved by the enforcing agency.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.19 Vertical Shafts.

403.19.1 Enclosures. Interior vertical shafts, including but not limited to, elevator, stairway and utility, shall be enclosed with construction as set forth in Section 403.17.

403.19.2 Opening protection. Doors in other than elevators, which shall be of a type acceptable to the enforcing agency, shall be approved one-hour, fire-rated, tight fitting or gasketed doors or equivalent protection, and shall be of the normally closed type, self-closing or a type which will close automatically in accordance with Section 715.1.

EXCEPTION: In lieu of stairway enclosures, smoke barriers may be provided in such a manner that fire and smoke will not spread to other floors or otherwise impair exit facilities. In these instances, smoke barriers shall not be less than one-hour fire resistive with openings protected by not less than approved one-third-hour, fire-rated, tight fitting or gasketed doors. Such doors shall be of the self-closing type or of a type which will close automatically in the manner specified in Section 715.1. Doors crossing corridors shall be provided with wired-glass vision panels set in approved steel frames. Doors for elevators shall not be of the open-grille type.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20 Fire-warning System.

403.20.1 General. Every existing high-rise building shall be provided with an approved fire-warning system.

In department stores, retail sales stores and similar occupancies where the general public is admitted, such systems shall be of a type capable of alerting staff and employees. In office buildings and all other high-rise buildings, such systems shall be of a type capable of alerting all occupants simultaneously.

EXCEPTIONS: 1. In areas of public assemblage, the type and location of audible devices shall be as determined by the enforcing agency.
2. When acceptable to the enforcing agency, the occupant voice notification system required by Section 403.17 may be used in lieu of the fire-warning system required by Section 403.20.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.2 Existing systems. Existing fire-warning systems, when acceptable to the enforcing agency, shall be deemed as conforming to the provisions of these regulations. For requirements for existing Group R, Division I Occupancies, see Section 403.25.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.3 Annunciation. When a new fire alarm system is installed, it shall be connected to an annunciator panel installed in a location approved by the enforcing agency.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

For purposes of annunciation, zoning shall be in accordance with the following:

1. When the system serves more than one building, each building shall be considered as a separate zone.
2. Each floor shall be considered as a separate zone.

EXCEPTION: Selective coded systems need not conform to Items 1 and 2.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.4 Fire department notification. There shall be provided a dependable method of notifying the fire department.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.5 Systems interconnection. When an automatic fire-detection system or an automatic extinguishing system is installed, activation of such system shall automatically cause the sounding of the fire-warning system signaling devices at locations designated by the enforcing agency.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.6 Manual sending stations. Except as provided in Section 403.29, manual fire alarm stations shall be provided in the locations designated by the enforcing agency. Such locations shall be where stations are readily accessible and visible and in normal paths of daily travel by occupants of the building, but need not exceed that specified in the California Electrical Code for the distribution of manual sending stations.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.20.7 Wiring. Approved and listed TFE and FEP cables may be installed exposed or concealed without the use of raceways. Such exposed cables shall not be installed less than 7 feet (2134 mm) from the floor, and when passing through fire-resistive construction, shall have their penetrations protected in such a manner as to retain the integrity of the fire-resistive construction.

EXCEPTION: Previously installed fire alarm wiring in good condition and adequate for the systems electrical requirements may be accepted.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.21 Occupant Voice Notification System. An approved occupant voice notification system shall be provided in every existing high-rise building which exceeds 150 feet (45 720 mm) in height measured in the manner set forth in Section 403.15.

Such system shall provide communication from a location available to and designated by the enforcing agency to not less than all public areas.

The occupant voice notification system may be combined with a fire alarm system provided the combined system has been approved and listed by the state fire marshal. The sounding of a fire alarm signal in any given area or floor shall not prohibit voice communication to other areas of floors. Combination systems shall be designed to permit voice transmission to override the fire alarm signal, but the fire alarm signal shall not terminate in less than three minutes.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.22 Fire Department System. *When it is determined by test that portable fire department communication equipment is ineffective, a communication system acceptable to the enforcing agency shall be installed within the building to permit emergency communication between fire-suppression personnel.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.23 Interior Wall and Ceiling Finish. *Interior wall and ceiling finish of exit ways shall conform to the provisions of Chapter 8. Where the materials used in such finishes do not conform to the provisions of Chapter 8, such finishes may be surfaced with an approved fire-retardant coating.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.24 Ventilation. *Natural or mechanical ventilation for the removal of products of combustion shall be provided in every story of an existing high-rise building. Such ventilation shall be any one or combination of the following:*

Panels or windows in the exterior wall which can be opened. Such venting facilities shall be provided at the rate of at least 20 square feet (1.86 m²) of opening per 50 lineal feet (15 240 lineal mm) of exterior wall in each story, distributed around the perimeter at not more than 50-foot (15 240 mm) intervals on at least two sides of the building.

Approved fixed tempered glass may be used in lieu of openable panels or windows. When only selected panels or windows are of tempered glass, they shall be clearly identified as required by the enforcing agency.

Any other design which will produce equivalent results.

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.25 Smoke-control Systems. *Existing air-circulation systems shall be provided with an override switch in a location approved by the enforcing agency which will allow for the manual control or shutdown of the systems.*

EXCEPTION: *Systems which serve only a single floor, or portion thereof, without any penetration by ducts or other means into adjacent floors.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.26 Sensing Devices. *Sensing devices for emergency operation of elevators shall be provided as required by Section 3003.*

EXCEPTION: *Sensing devices required by Section 403.22 403.26 shall be state fire marshal approved and listed detectors of the type which respond to visible or invisible particles of combustion based on a smoke obscuration of not more than 0.03 optical density per foot or more at ceiling height or at an elevation of 12 feet (3658 mm), whichever is lower, at the elevator entrance.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.27 Exit Signs and Illumination. *Exits and exitways shall be provided with exit signs and illumination as required by Sections 1006.1 and 1006.3.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.28 Automatic Sprinkler System. Existing High-rise Buildings. *Regardless of any other provisions of these regulations, every existing high-rise building of Type II-B, Type III-B or Type V-B construction shall be provided with an approved automatic sprinkler system conforming to NFPA 13.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.29 Group R Occupancies. Existing High-rise Buildings.

403.29.1 General. *Regardless of other provisions of these regulations relating to existing high-rise buildings, requirements relative to existing Group R, Division I and Division 2 Occupancies shall not be less restrictive than those established pursuant to Section 17920.7, Health and Safety Code.*

403.29.2 Exit corridor openings. *Openings in corridor walls and ceilings shall be protected by not less than 13/4-inch (44.5 mm) solid-bonded wood-core doors, 1/4-inch-thick (6 mm) wired glass conforming to Section 715.1, by approved fire dampers or by equivalent protection in lieu of any of these items. Transoms shall be fixed closed with material having a fire-resistive rating equal to 1/2-inch (12.7 mm) Type X gypsum wallboard or equivalent material installed on both sides of the opening.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

403.29.3 Fire alarm systems. *Notwithstanding the provisions of Section 403.20, every existing high-rise building used for the housing of a Group R, Division I Occupancy shall have installed therein a fire alarm system conforming to this subsection.*

403.29.3.1 General. *Every apartment house and every hotel shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously.*

403.29.3.2 Installation. *The installation of all fire alarm equipment shall be in accordance with the California Fire Code.*

403.29.3.3.1 Fire-extinguishing systems. *Automatic fire-extinguishing systems installed in any structure subject to these regulations shall have an approved flow indicator electronically interconnected to the required fire alarm system.*

Purpose/Rationale:

(S) This amendment is necessary in order to comply with the statutory provisions in Health and Safety Code §13113.

**SECTION 404
ATRIUMS**

Note to SFM: The CBC Section 402.5.2 addresses the “Group I Occupancy means of egress” but the IBC does not. This issue has been referred to the I Group Occupancy Work Group for study. Please contact the Work Group for final consideration.

**SECTION 410
STAGES AND PLATFORMS**

410.5.1 Separation from stage. Where the stage height is greater than 50 feet (15 240 mm), the stage shall be separated from dressing rooms, scene docks, property rooms, workshops, storerooms and compartments appurtenant to the stage and other parts of the building by a fire barrier with not less than a 2-hour fire-resistance rating with approved opening protectives. For stage heights of 50 feet (15 240 mm) or less, the required stage separation shall be a fire barrier with not less than a 1-hour fire-resistance rating with approved opening protectives.

Recommend SFM to contact DSA, Ed Vasquez, to address his concern on stage separation where the stage height is 50 feet or less.

DIVISION II- OFFICE OF THE STATE FIRE MARSHAL

The group also reviewed the Chapter 4A, Division II, of CBC to determine whether the IBC needs to be amended and the group conclusion is as follows:

- **Dry Cleaning Plants**, CBC Section 410A.1 : This corresponds to IBC Section 415.7.4. No further action is required.

- **Detention and Correctional Facilities**, CBC Section 411A: This corresponds to IBC Section 408.1. No further action is required.

- **Explosives**, CBC Section 412A: We have concluded that the Chapter 33 of the 2003 IFC addresses most of the CBC Section 412A except for the following:

- 412A.4.7 Location
- 412A.7 Electrical Requirements for Type I Magazines
- 412A.9 Storage of Special Effects Materials
- 412A.10 Mixing Room or Building including all of its Subsections
- 412A.10.1 through 412A.10.12

We are proposing SFM to look at amending the Chapter 33 of the 2003 IFC rather than amending the IBC since the IFC contains the specific Chapter 33 that addresses explosives.

- **Fixed Guideway Transit Systems**, CBC Section 414A: This has been reviewed by another group set up by SFM.